



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY JUNE 28TH, 2010
1015 LOCUST ST. #1200
4:00 P.M.**

www.stlouis.missouri.org/citygov/planning/heritage

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CITY OF ST. LOUIS
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CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

A.

DATE: June 28, 2010
FROM: Andrea Gagen, Preservation Planner, Cultural Resources Office
SUBJECT: Preliminary Review to demolish a two-story single family residence
ADDRESS: 6044 Cates
JURISDICTION: Hamilton Place National Register Historic District — Ward 26



6044 CATES

Owner:
Land Reutilization Authority

Applicant:
City of St. Louis, Department of Public Safety

Purpose:
Preliminary Review to demolish a two-story, brick single-family structure.

Recommendation:
That the Preservation Board deny the Preliminary Review for demolition as the building is a contributing resource to the Hamilton Place National Register Historic District.



PROPOSAL:

To demolish a two-story brick, single-family building. The building is a contributing structure in the Hamilton Place National Register Historic District.



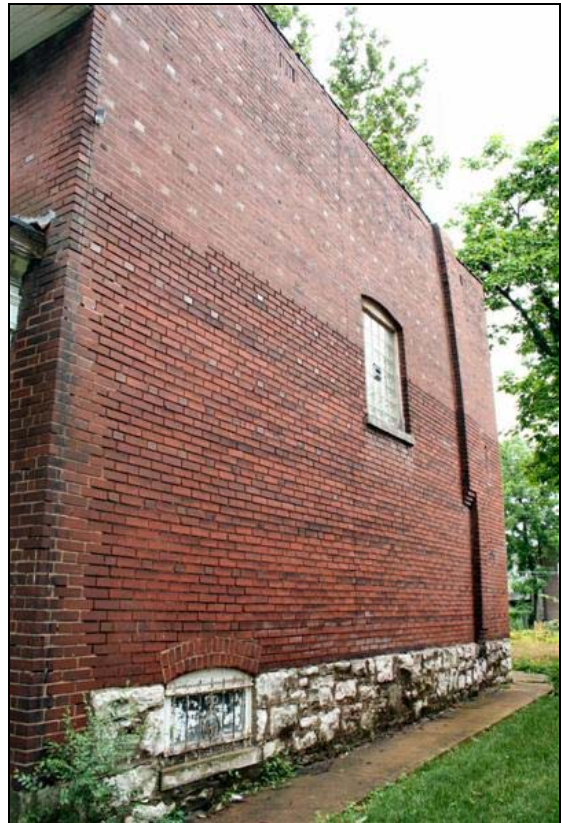
FRONT FACADE



DETAIL OF ENTRY PORCH



EAST ELEVATION



WEST ELEVATION

BACKGROUND:

In June, 2007, the City of St. Louis Department of Public Safety issued a Notice of Condemnation for the house at 6044 Cates Ave. At that time, the house was owned by a Mrs. Emily Boozer, who lived in Michigan. In August, 2007, Mrs. Boozer applied for a demolition permit for the building. The staff denied the application based upon Ordinance criteria in August, 2007, and Mrs. Boozer appealed the staff denial. The Appeal was heard by the Preservation Board at their October, 2007 meeting. Ms. Boozer had sent documentation that she was in ill health and could not attend the hearing; however she was represented by her attorney, Mr. Steve Brooks. Mr. Frank Williamson, 26th Ward Alderman, testified in favor of approval of the demolition. At the October, 2007 hearing on the owner's appeal of the staff denial of the application for a demolition permit, the Preservation Board found that no evidence had been presented to allow the Board to overturn the staff decision. The building was accepted as a donation by the Land Reutilization Authority (LRA) in July 2008. On July 21, 2008 owners of a house across the street from the site wrote a letter requesting that the Preservation Board review the proposed demolition as a Preliminary Review. The Board did not hear the Preliminary Review as the applicants did not have standing in this case.

The Cultural Resources Office received a Preliminary Review for demolition from LRA in July 2009, which was denied. In May 2010, Alderman Frank Williamson sent a letter to the Department of Public Safety requesting that the building be demolished. The Department of Public Safety forwarded the request to the Cultural Resources Office. The staff is bringing the issue before the Preservation Board as a Preliminary Review.



DETAIL OF EAST SIDE LINTEL FAILURES



REAR ELEVATION – CONDITION WORSENERD FROM 2008, BUT IS SIMILAR TO JULY 2009 PHOTOS

SITE AND SURROUNDING AREA:

6044 Cates is located toward the western end of the Hamilton Place National Register District, between Hamilton and Hodiamont. The area is primarily residential.



DETAIL OF DAMAGE AT REAR ELEVATION

RELEVANT LEGISLATION:

St. Louis City Ordinance 64689 (As amended by Ordinance 64925)

SECTION SIXTY-ONE. Demolition permit Preservation Board Decision.

All demolition permit application reviews pursuant to Sections Fifty-Eight to Sixty-Three shall be made by the Preservation Board, which shall either approve or disapprove of all such applications. The Preservation Board may by a duly adopted order or regulation consistent with this chapter, authorize the Cultural Resources Office to make reviews of demolition permit applications. Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.

There is no approved redevelopment plan for this area.

B. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit

Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.

The building is a Merit structure which contributes to the integrity of the Hamilton Place National Register District (designated in 2005). Built in 1909, it was designed by local architect, Chester W. Pomeroy, and constructed by contractor, A. J. Francis. The house features a false mansard roof, gabled wall dormers and a front porch with Classical detailing. The remaining interior ornament includes Tuscan columns flanking the entrance to the front room, window trim and sections of the original stair balustrade.

C. Condition. The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.

1. Sound Structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.

Although there has been some additional damage to the building since 2008, including additional lintel and parapet failures, there appears to have been little change to the building in the past year. Much of the damage is due to water infiltration from a leaking roof and lack of a rear gutter. The building, however, still seems to be a sound structure under the definition in the ordinance.

2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

Not applicable.

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

The neighborhood contains a mixture of well maintained historic properties, newer nonconforming buildings and a few historic buildings in need of repair and maintenance. The house next door to the site is a well-cared-for Revival style house. The owner of the house has complained repeatedly about the condition of this property.

2. Reuse Potential: The potential of the Structure for renovation and reuse,

based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

The building is eligible for State and Federal Historic Tax Credits for Rehabilitation. The addition of new homes on the block suggests that there has been recent investment in the block.

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

No evidence of economic hardship has been received by staff.

E. *Urban Design.* The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.

Not applicable.

2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of Structures within the block.

The demolition of this building will have a clear impact on the continuity of a fairly intact block face.

3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

The building is a contributing resource to a National Register District, and with the exception of the removal of windows, has retained its architectural integrity.

4. The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

Not applicable.



LOOKING NORTHWEST



LOOKING NORTHEAST



BUILDINGS EAST



BUILDINGS WEST

COMMUNITY CONSULTATION:

Alderman Frank Williamson is requesting this demolition. There has been no communication from any neighborhood organization.

COMMENTS :

6044 Cates is a contributing building to the Hamilton Place National Register District. Although it has sustained a fair amount of damage in the past 5 years, the architect-designed house retains much of its original historic character and its architectural integrity. The loss of this building would create a significant hole in the historic fabric of the streetscape.

CONCLUSION:

That the Preservation Board deny the Preliminary Review for demolition as the building is a contributing to the Hamilton Place National Register Historic District.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
Cultural Resources Department

B.

DATE: June 28, 2010
FROM: Jan Cameron, Preservation Administrator
SUBJECT: Preliminary Review: Lighting enhancements for Aloe Plaza and
The Meeting of the Waters
ADDRESS: 20 North 20th Street
JURISDICTION: City Landmark # 15/City Park — Ward: 6

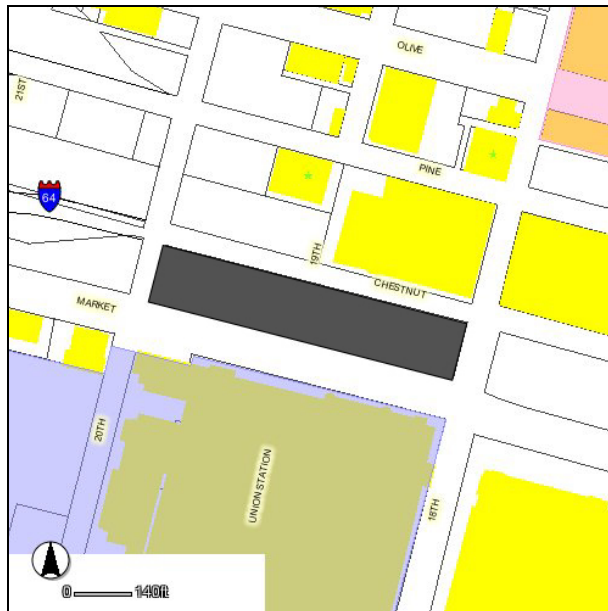


ALOE PLAZA AND THE MEETING OF THE WATERS

Owner:
City of St. Louis City
Division of Parks/Dan Skillman

Applicant:
Board of Public Service/Roger Allison

Staff Recommendation:
That the Preservation Board grant preliminary approval to the revised light standards, with the stipulation that a plan be created to address restoration of the existing in-fountain lights at some future time.





BACKGROUND:

On April 15, 2010, the Cultural Resources Office received a copy of a Section 106 Project Information Form sent to the Missouri State Historic Preservation Office by the Board of Public Service. This was required because the project will be funded in large part by Federal funds.

The project began as a result of a donation from Mr. Kenneth Marshall to fund a design for revised lighting at Aloe Plaza. The existing lighting did not function in the winter when the pool was empty, and

lighted only the individual sculptures. In addition, the condition of the lighting was unsafe.

Four new 30-foot high light standards were proposed to be placed around the Milles Fountain to light both the Plaza and the Meeting of the Waters figures. The existing underwater lighting would be disconnected. The staff was concerned about the loss of the existing lighting, the design and scale of the light standards and the affect it would have on Aloe Plaza and the fountain, a City Landmark. A few days later, the State Historic Preservation Office determined the plaza and fountain to be eligible for the National Register. They issued a Determination of Adverse Effect for the project and requested consultation.

Prior to beginning consultation with the State, a in-house meeting was held on June 8th, among the Cultural Resources Office; representatives of the Parks Department, the Board of Public Service, the Community Development Agency, which was funding the project; HOK, the designer; and Mr. Marshall; and the Alderman for the Ward, Kacie Starr-Triplett.

A compromise proposal was devised that required light standards that were lighter in scale and in mitigation, the Parks Department agreed to fund a study to address restoration of the in-fountain lighting in the future. Because of the prominence of the fountain and site, and because of its Landmark status, the project is being presented for Preservation Board approval.



FOUNTAIN LOOKING NORTHWEST

SITE AND SURROUNDING AREA

Aloe Plaza is part of the Gateway Mall, and directly north of Union Station, a National Historic Landmark and a City Landmark District. The Milles Fountain, City Landmark #15, is a product of Carl Milles, an internationally- known sculptor, and is his second largest work. It was installed in Aloe Plaza in 1940.



MARKET STREETSCAPE OPPOSITE — NOTE EXISTING LIGHT STANDARDS



CONTEXT LOOKING NORTHEAST



1951 PHOTO OF ALOE PLAZA

RELEVANT LEGISLATION:

Excerpts from St. Louis City Ordinance 64689

PART V - HISTORIC DISTRICTS AND LANDMARKS - CONSTRUCTION, ALTERATION AND DEMOLITION

SECTION FORTY-ONE. *Determination of compliance or recommendation required before permit approved: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.*

No permit for any such construction, alteration or demolition shall be issued by the building commissioner unless the Cultural Resources Director shall have determined that the proposed work complies with the applicable Historic District or Landmark or Landmark site standards, or the Preservation Board or Cultural Resources Director has recommended that the application for permit be approved.



MEETING OF THE WATERS AND FOUNTAIN

SECTION FORTY-TWO. *Consideration of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.*

If the proposed construction, alteration or demolition is not covered by any duly approved design standard for the Historic District, Landmark or Landmark Site in which the Improvement is situated, the Cultural Resources Office or the Preservation Board shall review the application for permit, as provided by the rules of the Preservation Board. In making such review, the Preservation Board or Cultural Resources Office, as the case may be, shall consider such application in light of the Historic District plan and Historic District standards with respect to the Historic District, or the Landmark plan and standards, as the case may be, the intent of this ordinance, the effect of such proposed construction, alteration or demolition on the significant features or characteristics of the Historic District or Landmark or Landmark Site which were the basis for the Historic District or Landmark or Landmark Site designation and such other considerations as may be provided by rule of the Preservation Board. The Preservation Board or the Cultural Resources Office, as the case may be, shall forward its determinations or recommendations with respect to the application to the building Commissioner within forty five (45) days from the date of application for permit. The building

commissioner shall deny the application for permit if the Preservation Board or the Cultural Resources Office, as the case may be, recommends that the permit be denied or if the Applicant refuses to accept conditions to approval that may be required by the Cultural Resources Office or Preservation Board or by the building Commissioner on direction of the Cultural Resources Office or the Preservation Board.

There are no Standards included in the Meeting of the Waters Landmark designation. However, the lighting of the fountain, installed in 1954, 14 years after the Fountain was first unveiled, was clearly considered by the Landmarks and Urban Design Commission a part of the original 1971 designation.



DETAIL OF CENTRAL FIGURES

PART VI - PUBLIC STRUCTURES, MONUMENTS AND FIXTURES

SECTION FIFTY-ONE. *Recommendations of Preservation Board regarding public Structures and monuments.*

With the prior written approval of the Planning Commission, the Preservation Board shall make recommendations to the Board of Aldermen and to the Board of Public Service regarding the location, design, and decoration of any public building, bridge, fountain, arch, lamppost, stained glass, tablet, statue, gateway, fence, monument or memorial of any kind of a permanent character and location. No such public Structure or monument shall be erected or installed in any public place, or removed, relocated, or altered in any way until the plans therefor have been submitted to the Preservation Board and the recommendations of the Preservation Board, or a majority thereof, have been made to the proper authority. Such recommendations must be made within a period of 45 days from submission to the Preservation Board. Failure to make recommendations within that period shall make the decision of the Preservation Board unnecessary.

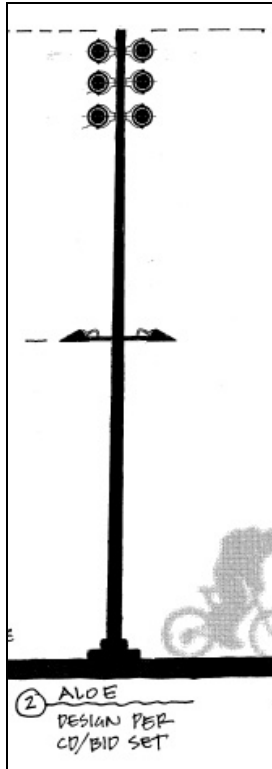


CONTEXT LOOKING NORTHEAST

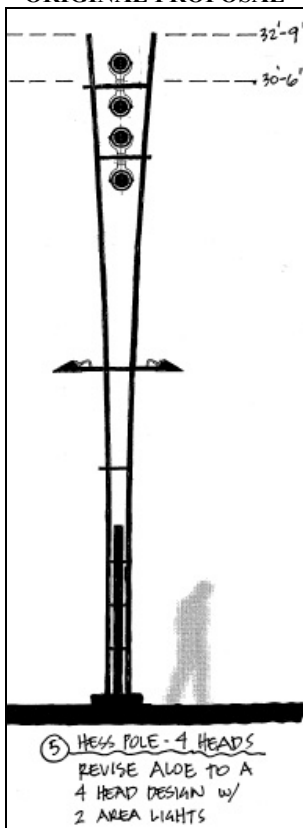
SECTION FIFTY-TWO. *Exterior design review of Structures or fixtures paid for by City or erected upon or extending over public streets, parks, etc.*

No construction of any building, arch, gate, fence or other fixture which is to be paid for either wholly or in part by the City from general revenue funds of the City shall be begun unless the exterior design thereof shall have been submitted to the Preservation Board and recommendations made by it, except as herein provided, before the final approval thereof by the officer or other person having authority to contract therefor. The approval of the Preservation Board shall be required in respect to all fixtures or Structures belonging to any person which shall be erected upon or extending over any public street, highway, stream, lake, square, park or other public place within the City, except as provided in this ordinance. In deeds or leases for land made by the City, restrictions may be imposed requiring that the design and location of Structures to be altered or erected thereon shall be first approved by the Preservation Board. Nothing requiring the recommendation or approval of the Preservation Board as provided in this section or Section Fifty-One of this ordinance shall be changed in exterior design or location without its approval; provided, that, in case of dispute, the Board of Public Service shall be the final arbiter and its decision shall prevail. If the Preservation Board fails to act upon any matter submitted to it under this section within 45 days after such submission, its approval of the matter submitted shall be presumed.

These sections outline the jurisdiction of the Preservation Board over the Fountain as a piece of public object and Aloe Plaza and the Gateway Mall as a public park.



ORIGINAL PROPOSAL



NEW PROPOSAL

COMMUNITY CONSULTATION:

Alderman Kacie Starr-Triplett is in full support of the project and has participated in the consultation that produced the proposed compromise.

COMMENTS :

The new standard design has reduced the number of light fixtures and is much lighter and more elegant in form than the original proposal. The designers have agreed to have a lighting test prior to final installation to ensure that the effect upon the Fountain is subtle and atmospheric. The Cultural Resources Office will be included in the committee to approve the final lighting scheme.

The existing lighting in the fountain provides up-light on the figures which are currently lit only by ambient light from adjacent street fixtures. While the Cultural Resources staff recognizes the necessity for providing additional lighting to the Plaza and agrees that lighting the pool as well as the figures is appropriate to Milles' original intent, the up-lighting has been a part of the fountain since 1954 — it was funded, in part, by Mrs. Louis Aloe, the driving force behind the creation of Aloe Plaza in memory of her husband — and therefore, has become an integral part of the Fountain for several generations of St. Louis citizens.

Unfortunately, when the in-pool lighting was installed, it was placed in concrete, so that its repair or replacement will be difficult and costly and outside the scope of this project. The restoration plan to be completed will address the feasibility of retaining and repairing the existing fixtures or recommend appropriate replacement fixtures; outline methodology and procedures and provide cost estimates as a guide in the future restoration of the lighting.

CONCLUSION:

The Cultural Resources Office staff recommends that the Preservation Board grant preliminary approval to the revised light standards, with the stipulation that a plan be created to address future restoration of the existing in-pool lights.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

C.

DATE: June 28, 2010
FROM: Bob Bettis, Preservation Planner, Cultural Resources Office
SUBJECT: Preliminary Review: Extend rooftop deck
ADDRESS: 1918 Kennett Place
JURISDICTION: Lafayette Square Historic District — Ward 6



1918 KENNETT PL

Applicant/Owner:

Daniel Naert

Purpose:

To extend an existing rooftop deck.

Recommendation:

That the Preservation Board deny the rooftop deck as it would make the existing deck highly visible from the street.



BACKGROUND:

The Cultural Resources Office staff received a preliminary application on May 5, 2010 to extend an existing rooftop deck. Since the proposal is not compliant with the Lafayette Square Standards and a compromise could not be reached with the owner, the project was scheduled for the June Preservation Board.



CONTEXT SOUTH



CONTEXT WEST

SITE AND SURROUNDING AREA

The site is located at the southeast corner of Kennett and Mississippi. The property faces Lafayette Park. Surrounding buildings consist of single family houses of similar styles that are well-maintained and are contributing resources to the historic district.



VIEW OF BUILDING FROM MISSISSIPPI AND KENNETT

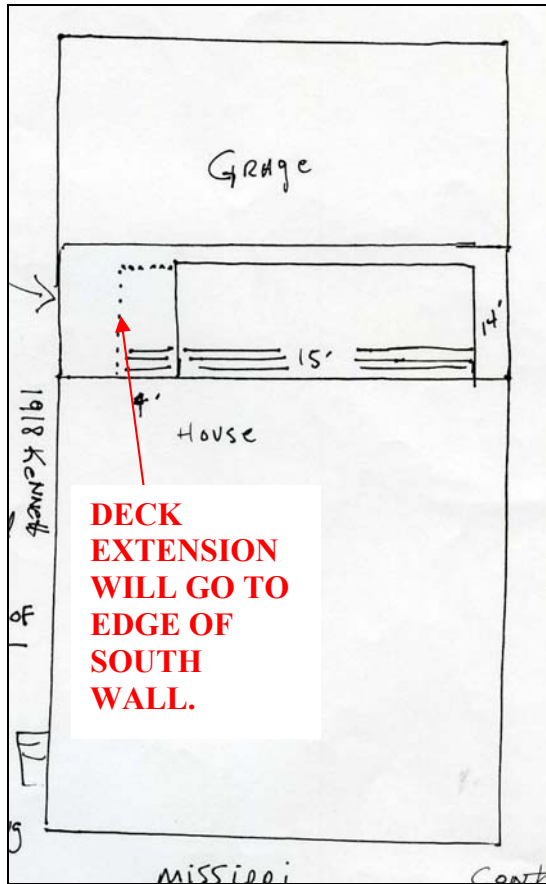
RELEVANT LEGISLATION:

Excerpt from Ordinance #63327, Lafayette Square Historic District:

201.8 Roofing Accessories At Public & Intermediate Facades

7. No roof decks on top of the uppermost story of a structure shall be visible.

Does Not Comply: The handrail of the deck will be visible from the street.



PROPOSAL

COMMUNITY CONSULTATION:

The Lafayette Square neighborhood group is in support of a variance for the project.

COMMENTS :

The new handrail will extend two to three feet above the parapet on the Kennett side of the building. When originally constructed, the roof deck was purposefully designed to be away from the edge of the building to conform to the standards.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board deny the preliminary application as the proposal is not in compliance with the Lafayette Square Standards.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
Cultural Resources Department

D.

DATE: June 28, 2010
FROM: Jan Cameron, Preservation Administrator
SUBJECT: Preliminary Review: Rehabilitation of one-story commercial building and demolition of adjacent non-contributing building for parking lot
ADDRESS: 6120 Delmar Boulevard
JURISDICTION: Skinker-DeBaliviere Local Historic District — Ward: 28

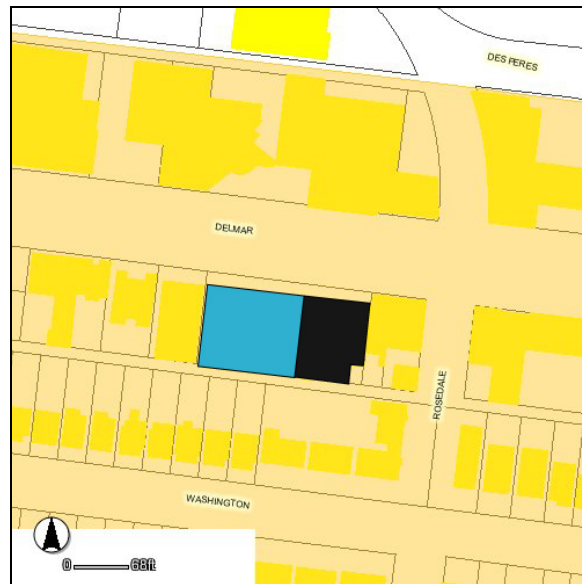


6120 DELMAR BOULEVARD

Owner:
Loop Center South LLC

Applicant:
Lawrence Group
Tim Rowbottom, architect

Staff Recommendation:
That the Preservation Board grant preliminary approval with the stipulation that parking be withdrawn behind the front façade and that a maximum of one pole sign be allowed.





BACKGROUND:

On June 9, 2010, the Cultural Resources Office received a preliminary review application for the rehabilitation of an historic auto repair building into new commercial space. The project includes demolition of a one-story addition, constructed much later, and of little architectural interest.

The staff concluded that the project generally complied with the Skinker-DeBaliviere historic district standards; however, parking was to be placed close to the existing building line of the street, which was several feet in front of the line of the building façade; and a

large number of signs were proposed. The project was therefore scheduled for the next Preservation Board meeting.

SITE AND SURROUNDING AREA

6120 Delmar, a one-story commercial building built in 1924, is a contributing building to the Skinker-DeBaliviere Certified Local historic district. The building is located in the center of a vibrant commercial/entertainment district with many rehabilitated historic properties and contemporary infill, directly adjacent to the Regional Arts Center. The opposite streetscape at Delmar, a heavily-traveled street, exhibits similar uses and property forms. South of the site is a historic neighborhood of single-family houses, Craftsman and Revival styles, constructed from 1890 to 1920. North of Delmar are large scale commercial and industrial properties, from 1880 to the present.



CONTEXT LOOKING SOUTHWEST ON DELMAR

RELEVANT LEGISLATION:

Excerpts from Ordinance #57688, Skinker-DeBaliviere Historic District:

COMMERCIAL APPEARANCE STANDARDS

1. *USE: A building or premises shall be utilized only for the uses permitted in the zoning district within which the building or premises is located, except that none of the following shall be permitted within the Historic District Boundaries: Used Car and Used Truck Lots, Car Washes, Fast Food Restaurants, Service Stations, Massage Parlors. The Alderman is encouraged to inform the Historic District Review Committee of any proposed zoning changes within the Historic District.*

Complies.

2. *Structures:*

- a. *Height: Delmar: New buildings must be constructed to within 15% of the average height of existing commercial buildings on the block. In no case shall a commercial structure appear to be less than two stories in height.*

Not applicable.

- b. *Location: New or moved structures shall be positioned on their lots so that the original rhythm of recurrent building masses to spaces is continued as well as the original pattern of setback from the street.*

Skinker - As a major public thoroughfare, strict maintenance of original building lines is essential.

Not applicable.

- c. *Exterior Materials: Exterior materials when visible from the street must be compatible in type and texture with the dominant materials of the neighborhood - brick masonry, or stucco, with terra cotta and wood used for trim and other architectural features. Artificial masonry such as PermaStone is not permitted. A submission of all building materials, including mortar, shall be required prior to approval. Any canopies, coverings or necessary appendages that cannot be constructed of the aforementioned materials must be of material that is compatible in color and texture with these materials.*

Complies. Canopies proposed are compatible in size, design and color. Mortar will be similar in texture, composition and joint profile to existing.

- d. *Details: Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted provided they are in keeping with the building. Both new and replacement window and door frames, when visible from the street, shall be limited to wood or color-finished metal. Raw or unfinished aluminum is not acceptable. Awnings on the front of buildings must be of canvas or canvas-type material. New buildings should be detailed so as to be compatible with existing buildings, respecting scale, rhythm, window proportions, important cornice lines, use of materials, etc.*

Partly complies. The proposed canopies over entries will be metal, not canvas. The awnings as proposed appear to be complementary to the building's details.

Any alteration of the facade of an existing building should recognize the original design and detailing of the building including window and door openings. Restoration of the building to its original appearance is encouraged. Changes in design should be compatible in scale, materials and color with existing features of the building and with adjacent historical structures. If a building has been inappropriately "modernized," restoration or design improvement are encouraged.

Complies. Original openings for vehicle doors will remain the same size and proportion, and be filled with glazing. Storefronts will have multi-light transoms in a style appropriate for this late Craftsman building.



PROPOSED RESTORED ELEVATION

- e. *Roof Shapes: When there is a strong, dominant roof shape in a block, any proposed new construction or alteration should be viewed with respect to its compatibility with the existing adjacent buildings.*

Complies.

- f. *Roof Materials: Roof materials shall be slate, tile, copper, or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles and shiny metal or plastic are not appropriate.*

Not applicable.

- g. *Walls, Fences, and Enclosures: Walls and fences form an important part of the overall streetscape. These should be of brick, stone, or stucco, wood, wrought or cast iron, or evergreen hedge when visible from the street, as is consistent with existing dominant materials. Concrete walls are also acceptable when a part of the overall building design. In places where a building is not at the building line, the use of low walls or hedges to define the building line is encouraged.*

Complies. However, the proposed wall screening the new parking area is at the building line of the street, not the face of the adjacent building.

- h. *Parking: All off-street parking shall be located behind or to the side of commercial structures. Where visible from the street, screening with visually opaque landscaping or three foot minimum high masonry or brick-faced concrete wall shall be necessary.*

Complies.

- i. *Paving Materials: The use of masonry units compatible with adjacent building materials is encouraged. Pedestrian walks, courts, sitting areas, etc. shall be surfaced with a permanent material including textured concrete, brick pavers, cobblestone or street pavers or any other material consistent with adjacent surfaces. Asphalt paving shall not be acceptable on any areas for pedestrian use exclusively, and acceptable on vehicular-use areas only.*

Complies. Customer parking is located to the east of the building; there is little room for parking at the rear, which will be reserved for tenants. Paving will be used to differentiate the sidewalk, premise walks and parking area.



PROPOSED SITE PLAN

- j. *Signs and Advertisements: Signs within the commercial district shall be in accordance with the zoning ordinance except that in no case will the following be allowed:*
- 1. Billboards and pylon signs above 25'.*
 - 2. Wall signs above the second floor sill line. Signs obstructing architectural features.*
 - 3. Rooftop signs.*
 - 4. Large projecting signs which block windows or other signs.*
 - 5. Flashing or rotating elements.*
 - 6. Loudspeaker music or speech for advertising purposes.*

Generally complies. However, the proposal includes four pole signs in addition to signs above each storefront. The pole signs will be located at the building line in front of each tenant space.

- k. Landscaping: If there is a predominance of particular types or qualities of landscape materials, any new planting should be compatible by considering massing and continuity. The installation of street trees by request to the City is encouraged and in some instances may be required.

Will comply.

1. Street Furniture and Utilities: All free-standing light standards placed in the front yards of any structure or premises shall be either authentic period styling or high-quality contemporary design. The design and location of all items of street furniture must be approved prior to placement. Special permits must be obtained if street furniture is to be located within public rights-of-way. Where possible, all new utility lines shall be underground.

Appears to comply. No street furniture is specifically proposed and will be limited to dining tables and chairs depending on future tenant use.



COMMUNITY CONSULTATION:

The Skinker-DeBaliviere Business Association has approved the project as proposed. The Skinker-DeBaliviere Neighborhood Association has generally approved the project but expressed concerns about the loss of the building wall along Delmar, and requested that either the existing front wall of the building to be demolished be retained or a high masonry wall be constructed.

COMMENTS :

The project generally complies with the Skinker-DeBaliviere historic district standards.

The building proposed for demolition is a non-contributing structure; however, it does continue the line of the street and its loss will open up the block face. The applicant has addressed this to some degree by proposing a low wall to screen the parking at Delmar and, at the request of the Skinker-DeBaliviere Business Association, another at the rear of the lot, to block sight of the alley. The Skinker-DeBaliviere Neighborhood Association has expressed concerns about the loss of the building wall.

Two issues are not specifically addressed in the standards:

- (1) the eastern parking is intended to extend in front of the line of the existing building to that of the Regional Arts Center on the west. It will still be short of the line of the building directly to the east. This would create a ragged line along the block, and the staff recommends that parking not extend beyond the line of the building façade.
- (2) While pole signs less than 25 feet in height are allowed under the current standards, four pole signs for one building is excessive. When the staff met with the applicant, we suggested that a large sign on the parking wall be removed and that the blade signs for individual tenants be mounted on the building. (There will be individual wall signs for each tenant above the storefronts.) The applicant has eliminated the extra wall sign; but the owner feels the four pole signs are necessary to provide sufficient visibility for his tenants, given that the building is several feet back from the building line of adjacent buildings.

CONCLUSION:

The Cultural Resources Office staff recommends that the Preservation Board grant preliminary approval with the condition that the parking be withdrawn to the line of the building façade and that at most a single pole sign be allowed.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

E.

DATE: June 28, 2010
FROM: Andrea Gagen, Preservation Planner, Cultural Resources Office
SUBJECT: New application to retain an awning window on the front facade
ADDRESS: 4722 McPherson
JURISDICTION: Central West End Local Historic District — Ward 28



4722 MCPHERSON

Owner/Applicant:

Daniel A. Davis

Purpose:

To retain a wood awning window on the front facade.

Recommendation:

That the Preservation Board deny the awning window as it does not meet the Central West End Historic District Standards.



PROPOSAL:

To retain a wood awning window installed without a permit at the third story of the front facade.



PHOTO OF 4722 MCPHERSON WITH ORIGINAL 3RD FLOOR WINDOW

BACKGROUND:

In November 2009, the Cultural Resources Office received a complaint regarding the installation of windows without a permit at 4722 McPherson. After a site inspection, the owner was sent a citation letter. The owner applied for a permit for the windows which was denied due to the fact that one of the windows did not replicate the original window. The application was denied. With no response from the owner, the issue was referred to housing court in March 2010. The owner later contacted the Cultural Resources Office.

In May, the owner applied for a new permit for the window at issue, and the remaining compliant windows were approved. The approved front windows were Marvin sash replacement kits. The third story window in question was originally two small, four-light casement windows. The unit was replaced with an eight-light awning window. The application was denied, and the owner appealed. The application for the non-compliant window is now before the Preservation Board.



3RD STORY AWNING WINDOW



CLOSE-UP OF AWNING WINDOW

SITE AND SURROUNDING AREA:

4722 McPherson is located on a block with both residential and commercial properties. The building is within the boundaries of the Central West End Historic District.



BUILDINGS ON EITHER SIDE OF 4722 MCPHERSON



ACROSS MCPHERSON



LOOKING NORTHEAST

RELEVANT LEGISLATION:

Excerpt from Ordinance #56768, Central West End Historic District:

RESIDENTIAL (Proposed "A", "B", "C", "D" and "E" Zoning Districts)

2. STRUCTURES: New Construction or Alterations to existing structures:

D. Details

Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum. Raw or unfinished aluminum is not acceptable. Awnings of canvas only are acceptable.

Partially complies. The window is wood, but is not the same configuration as the original window, lacking the center mullion of the original casements.

COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderwoman or any neighborhood group regarding the project.

COMMENTS:

The awning window was installed without a permit and does not replicate the original configuration of two small, four-light casement windows. The lack of a center mullion changes the appearance of the window significantly. Although the material of the window complies, the configuration does not meet the Central West End Historic District standards as the details of the existing window do not match the original.

CONCLUSION:

The Cultural Resources Office is asking that the Preservation Board deny the awning window as it does not meet the Central West End Historic District standards.

CONTACT:

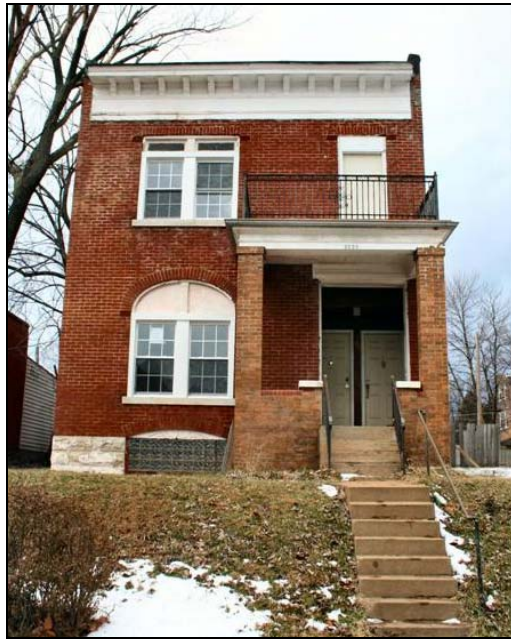
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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

F.

DATE: June 28, 2010
FROM: Andrea Gagen, Preservation Planner, Cultural Resources Office
SUBJECT: Appeal of a Staff Denial to retain seven (7) vinyl windows
ADDRESS: 2229 California
JURISDICTION: Fox Park Local Historic District — Ward 7



2229 CALIFORNIA

Owner/Applicant:
Gateway Residences LLC/ Nathan Cooper

Purpose:
Appeal of a staff denial to retain seven (7) vinyl windows in the Fox Park Historic District.

Recommendation:
That the Preservation Board uphold the staff denial of the windows as they do not meet the Fox Park Historic District Standards.



PROPOSAL:

To retain seven (7) vinyl windows with wrapped trim, on the front and north elevations.



VINYL WINDOWS INSTALLED ON FRONT FACADE



DETAIL OF WINDOWS AND ALUMINUM WRAPPING

BACKGROUND:

In October 2009, the Cultural Resources Office received a complaint regarding the installation of vinyl windows at 2229 California. After a site inspection, the owner was sent a violation letter. In November, the owner applied for a permit for the installed windows. Of 19 windows installed on the building, five (5) were on a Public Facade and two (2) were on a Semi-Public facade. The trim on these seven (7) windows was wrapped with aluminum. The front windows were originally one-over-one and have been changed to multi-light windows. The permit was denied as the windows did not meet the Fox Park Historic District standards. The owner appealed the staff denial.

The application was originally going to be placed on the January 2010 agenda, but the owner asked that it be deferred due to health problems. In February, the owner asked for a second deferral of three (3) months. The project was scheduled for the May meeting, but it was again deferred at the request of the owner.

In April, the window contractor, Castle Rock Remodeling, contacted the Cultural Resources Office to inquire which windows would need to be historic replacement windows. Castle Rock indicated they would be giving the owner credit for those seven (7) windows.



SEMI-PUBLIC NORTH ELEVATION AND DETAIL OF WINDOW

SITE AND SURROUNDING AREA:

2229 California is located west of the intersection of California and Armand Pl. in the Fox Park Historic District. The area is primarily residential, with some corner commercial buildings.



SOUTH SIDE AND END



WINDOW FACING STREET



**DETAIL OF WRAPPED TRIM AND
EYEBROW**



ORIGINAL WOOD WINDOW SASHES

RELEVANT LEGISLATION:

Excerpt from Ordinance #66098, Fox Park Historic District:

203 Windows

Comment: Windows of historic buildings are a very important part of a building's historic character.

203.1 Windows at Public Facades

Windows in Public Facades shall be one of the following:

The existing window repaired and retained.

A replacement window which duplicates the original and meets the following requirements;

Replacement windows or sashes shall be made of wood or finished aluminum.

Does not comply. Windows are vinyl.

The profiles of muntins, sashes, frames and moldings shall match the original elements in dimension and configuration.

Does not comply. Windows have interior muntins. Glass size smaller than original due to additional frame width. Narrow meeting rail, small lift rail. Moldings wrapped in aluminum.

The number of lites, their arrangement and proportion shall match the original or be based on a Model Example.

Does not comply. Current windows are multi-light, original windows would have been one-over-one.

The method of opening shall be the same as the original with the following except double-hung windows may be changed to single-hung.

Complies.

203.2 Windows at Semi-Public Facades

Windows at Semi-Public Facades shall comply with all of the restrictions outlined in Section 203.1 except as noted herein.

Replacement Windows in a Semi-Public Façade

Materials Replacement windows may be constructed of the following materials:

Wood;
Vinyl-coated wood; or
Finished (painted or otherwise coated with color) aluminum.
Clear anodized aluminum is prohibited.

Does not comply. Windows are vinyl.

Configuration

The profiles of muntins, sashes, frames and moldings shall match the original elements in dimension and configuration.

Does not comply.

The number of lites may be reduced to one over one.

Complies.

Square head replacement windows may replace original arched-head windows where the apex of the arch is less than 6" above its base. However, the arch shall be maintained with a decorative element of wood, finished metal, or plastic which appears as wood.

Not applicable.

Brick Molding

In all cases, the original brick molding shall be retained or duplicated.

Does not comply. Brick mold has been wrapped with aluminum.



BUILDINGS SOUTH ON CALIFORNIA



BUILDINGS NORTH ON CALIFORNIA



VIEW DOWN ARMAND PL.



LOOKING SOUTHEAST DOWN CALIFORNIA

COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderwoman, or any neighborhood group regarding this project.

COMMENTS :

The vinyl windows at 2229 California were installed without a permit. The size, proportions and site lines of the vinyl windows are not appropriate for a historic building. The windows do not meet the Fox Park Historic District standards in the following manner:

- They are vinyl, which is not an approved material;
- Jambs are much wider than those original to the building;
- Dimension of lift rail is much smaller;
- Dimension of the meeting rail is more narrow;
- Total glass area of the window has been reduced;
- On the front windows, the number of lites, their arrangement and proportion do not match the originals and are not based on a Model Example;
- The brickmold has been obscured by aluminum wrapping, creating a flattened appearance.

CONCLUSION:

The Cultural Resources Office is asking that the Preservation Board uphold the staff denial of the windows as they do not meet the Fox Park Historic District Standards.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

G.

DATE: June 28, 2010
FROM: Bob Bettis, Preservation Planner
SUBJECT: Appeal of a staff denial to retain wrapping on front façade windows
ADDRESS: 2738 Accomac Avenue
DISTRICT: Fox Park Neighborhood Historic District — Ward 7



2738 ACCOMAC AVENUE

Owner/Appellant:
Adam Sampson

Purpose:
To review an appeal of a staff denial to retain wrapping on the front façade windows.

Recommendation:
The preservation board upholds the staff denial as the wrapped windows do not conform to the Fox Park design guidelines.



BACKGROUND:

On April 16, 2010, the owner of the property secured a building permit to replace twelve windows on the house located at 2738 Accomac. On May 26, 2010, the Cultural Resources Office received a complaint in regards to non-compliant windows being installed at the subject address. The owner responded and requested to go to the Preservation Board in hopes of acquiring a variance to retain the non-compliant wrapping on the windows.



WEST



EAST

CONTEXT

SITE AND SURROUNDING AREA

2738 Accomac is a single-family two-story residential house in the Fox Park Historic District. The property is located on the south side of Accomac between Ohio to the east and California to the west, two blocks north of Fox Park. Buildings surrounding 2738 Accomac are residential, primarily single-family brick buildings of similar architectural style and date of construction.

The surrounding buildings are all well-maintained and are contributing resources to the Fox Park Historic District.



CURRENT APPEARANCE OF FRONT WINDOWS



EXAMPLE OF UNWRAPPED WINDOWS



WRAPPED WINDOWS



WRAPPED FRONT WINDOWS

RELEVANT LEGISLATION:

Per the Fox Park Neighborhood Historic District Standards, Ordinance #66098:

203 *Windows*

203.1 *Windows at Public Facades*

Windows at Public Facades shall be one of the Following

The existing window repaired or retained

A replacement window which duplicates the original and meets the following requirements;

Complies

Replacement windows or sashes shall be made of wood or finished aluminum

Complies

The profiles of muntins, sashes, frames and moldings shall match the original elements in dimension and configuration.

Does not comply: Wrapping has concealed the brick molds on the front windows altering their appearance.

COMMUNITY CONSULTATION:

At this writing, we have not received any written communication concerning the project from the Alderman for the Ward or the neighborhood.

COMMENTS :

The approved permit clearly shows that the brick mold was not to be wrapped. Wrapping the brick molds conceals delicate historic detailing and creates an overall flat appearance.

CONCLUSION:

Staff recommends that the Preservation Board uphold the staff denial as the aluminum wrapping does not comply with the Fox Park Historic District Standards. On the front façade, the owner should be instructed to remove the aluminum wrapping.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

H.

DATE: June 28, 2010
FROM: Andrea Gagen, Preservation Planner, Cultural Resources Office
SUBJECT: Appeal of a staff denial to retain a solid door on a Public Facade
ADDRESS: 1959 Arsenal
JURISDICTION: Benton Park Local Historic District — Ward 9



1959 ARSENAL

Owner/Applicant:

Lorri Underwood & Fuller Jackson

Purpose:

To retain a solid wood entry door installed without a permit on the front facade.

Recommendation:

That the Preservation Board uphold the staff denial as the replacement door does not comply with the Benton Park Historic District Standards.



PURPOSE:

To retain a solid wood entry door that was installed without a permit on the front facade at 1959 Arsenal.



EXISTING ENTRY INSTALLED WITHOUT A PERMIT



DETAIL OF ENTRY



CORNER ENTRY ON SAME BUILDING

BACKGROUND:

The Cultural Resource Office investigated a Citizens Service Bureau complaint in January 2010. It was observed that an entry door on a commercial storefront had been replaced without a permit in violation of the Benton Historic District Standards. The building has been converted to residential condominiums. The owners contacted the Cultural Resources Office and indicated that the door was

replaced to cut down on noise from the street. They applied for a permit in April 2010 to retain the new door. The application was denied and the owners have appealed.



PHOTO OF BUILDING PRIOR TO DOOR REPLACEMENT

SITE AND SURROUNDING AREA:

The building is located at the corner of Arsenal St. and Wisconsin. The street is primarily residential, with a number of corner commercial structures.



LOOKING WEST



LOOKING SOUTHEAST



ACROSS ARSENAL



LOOKING SOUTHWEST

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Historic District

204 Doors

Comment: Doors, like windows, are an integral part of a building's street facade. Primary entrance doors are one of the strongest first impressions of a building. Door types found in the Benton Park Historic District are limited to a few different types. Doors of earlier Federal style buildings are solid, simple in construction and without ornament save for four or six panels. Victorian doors are much more ornate, often with elaborate carvings, recessed panels or other architectural detailing and typically have a glazed area in the upper half to three quarters of the door. Glass in a Victorian door is typically etched, beveled or leaded. Stormer doors often accompany Victorian doors and are of similar design though usually without any glazed area. As used herein, the term "doors" includes stormer doors (see section 101.21).

1. Doors shall be one of the following:
 1. The original wood door restored; **Does not comply.**
 2. A new wood door which replicates the original; **Does not comply.** **The current door does not replicate the original storefront door.**
 3. A finished metal door of a style which replicates the original; or **Does not comply.**
 4. Based on a Model Example. **Does not comply.** **No Model Example for the current door has been provided.**
2. The following types of doors are prohibited:
 1. Flush, hollow-core doors with or without applied moldings;
 2. Flush doors of any material. **Does not comply.** **Installed door is a flush wood door.**
3. Doors shall have one of the following finishes:
 1. Paint
 2. When hardwood, a natural finish. **Complies.**

208.2 Storefront Conversion

Storefronts which are being converted to residential use shall retain their original storefront character and shall not be altered in any way so as to disguise their original storefront use. **Does not comply.** **The installed door does not resemble the commercial storefront door it replaced. The storefront door was mostly glass with a panel below. The current door is narrower and has no glass or panels.**

COMMENTS :

The structure a Second Empire-style, corner commercial building that has been converted into residential condominiums. The original door was a full-glass wood door with a panel at the bottom. The existing door does not replicate the original door in size or appearance. The existing door fails to meet the Benton Park Historic District standards, as it does not have a Model Example, has altered the character of the original storefront, and has disguised the original storefront use.

COMMUNITY CONSULTATION:

The staff has not been contacted by the Alderman or any neighborhood group regarding the project.

CONCLUSION:

The Cultural Resources Office is asking that the Preservation Board uphold the staff denial as the replacement door does not meet the Benton Park Historic District Standards.

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

I.

DATE: June 28, 2010
FROM: Jan Cameron, Preservation Administrator
SUBJECT: Appeal of Cultural Resources Office Staff Denial: Erect illuminated monument sign with electronic reader board at St. Francis de Sales Church
ADDRESS: 2653 Ohio Avenue
JURISDICTION: City Landmark # 38 — Ward: 6



ST. FRANCIS DE SALES CHURCH

Owner:

St. Francis de Sales Oratory
St. Louis City Catholic Church
Real Estate Corporation

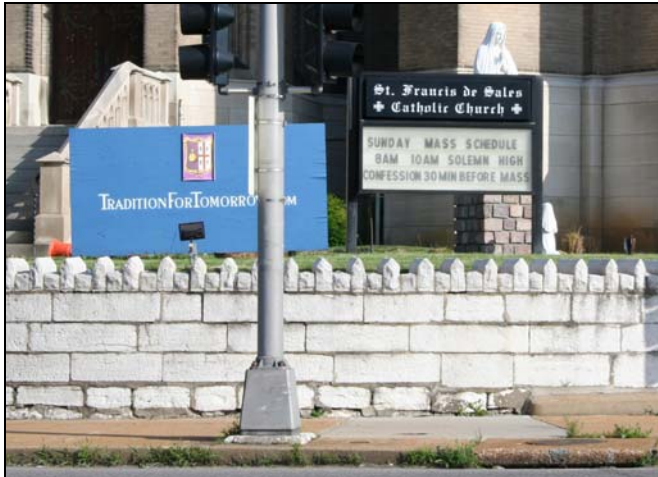
Applicant:

Engraphix
Joe Natale

Staff Recommendation:

That the Preservation Board uphold the Cultural Resources Office denial of the sign as proposed.





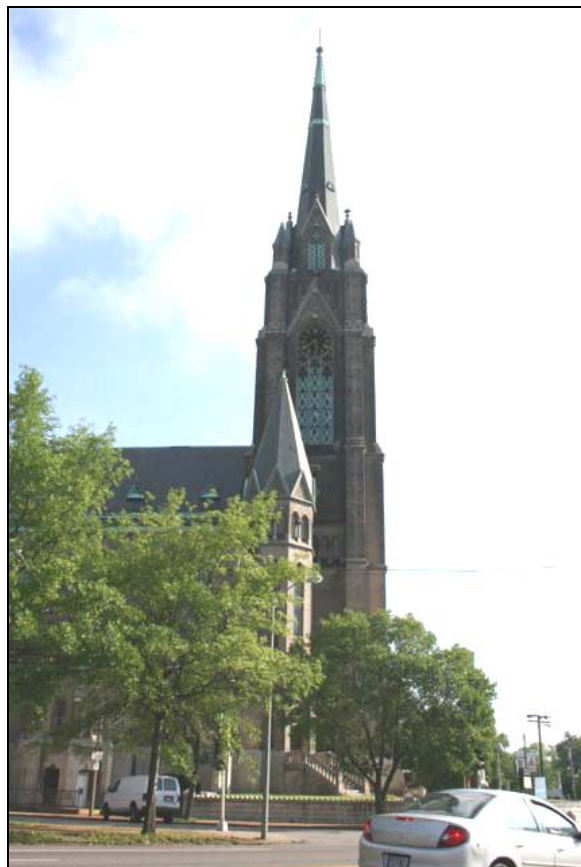
EXISTING MONUMENT SIGN and TEMPORARY SIGN

was filed by Joe Natale, Engraphix Architectural Signage, Inc. on May 11, 2010. The appeal was scheduled for the May Preservation Board meeting, but was deferred to the June agenda at the request of the Church's legal representative, Sonnenschein, Nath & Rosenthal LLP, per the May 20, 2010 letter from Richard Majczinger, Paralegal.

BACKGROUND:

On April 21, 2010, the Cultural Resources Office received a permit application for a 6' 10" monument sign with backlit letters and an electronic reader board to replace an existing monument sign with illuminated message board at St. Francis de Sales Catholic Church, a City Landmark.

Because the new sign was larger, contemporary in detailing and included an electronic reader board, the staff concluded that its design was not compatible with the landmark building, and denied the application on April 29, 2010. An appeal of this decision



ST. FRANCIS DE SALES FROM GRAVOIS

SITE AND SURROUNDING AREA

St. Francis de Sales Church is located on a prominent site on Gravois Avenue at the intersection of Ohio Avenue and Lynch Street. Constructed 1897-1910, the church is an excellent example of German-American Gothic (its design by local architect E. Seiberts was copied from St. Paul's Church in Berlin) and its 300-foot steeple is the tallest in the City. It was designated a City Landmark by the Heritage and Urban Design Commission in 1971.

Adjacent buildings are primarily commercial, dating from the late 19th to mid-20th century. Most are in good condition; a non-contributing auto lot is south of the Church.

The church and the area adjacent to the north and west are in the pending extension to the Fox Park local historic district; opposite on Gravois is the Jefferson-Gravois National Register District.

RELEVANT LEGISLATION:

Excerpts from St. Louis City Ordinance 64689

PART V - HISTORIC DISTRICTS AND LANDMARKS - CONSTRUCTION, ALTERATION AND DEMOLITION

SECTION FORTY-ONE. *Determination of compliance or recommendation required before permit approved: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.*

No permit for any such construction, alteration or demolition shall be issued by the building commissioner unless the Cultural Resources Director shall have determined that the proposed work complies with the applicable Historic District or Landmark or Landmark site standards, or the Preservation Board or Cultural Resources Director has recommended that the application for permit be approved.

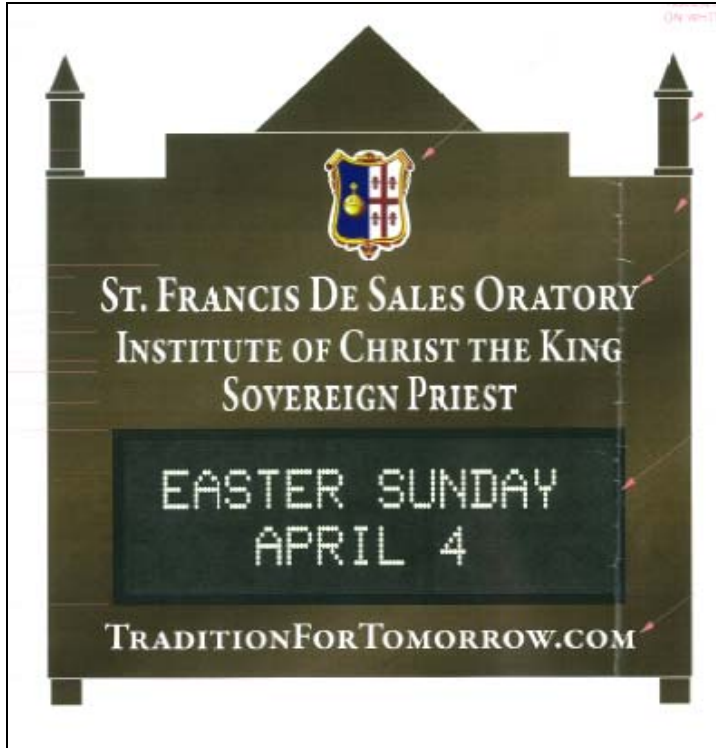


SECTION FORTY-TWO. *Consideration of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.*

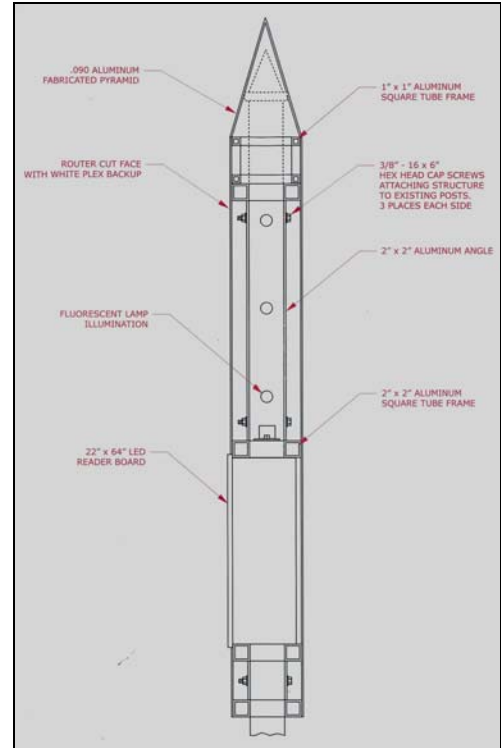
If the proposed construction, alteration or demolition is not covered by any duly approved design standard for the Historic District, Landmark or Landmark Site in which the Improvement is situated, the Cultural Resources Office or the Preservation Board shall review the application for permit, as provided by the rules of the Preservation Board. In making such review, the Preservation Board or Cultural Resources Office, as the case may be, shall consider such application in light of the Historic District plan and Historic District standards with respect to the Historic District, or the Landmark plan and standards, as the case may be, the intent of this ordinance, the effect of such proposed construction, alteration or demolition on the significant features or characteristics of the Historic District or Landmark or Landmark Site which were the basis for the Historic District or Landmark or Landmark Site designation and such other considerations as may be provided by rule of the Preservation Board. The Preservation Board or the Cultural Resources Office, as the case may be, shall forward its determinations or recommendations with respect to the application to the

building Commissioner within forty five (45) days from the date of application for permit. The building commissioner shall deny the application for permit if the Preservation Board or the Cultural Resources Office, as the case may be, recommends that the permit be denied or if the Applicant refuses to accept conditions to approval that may be required by the Cultural Resources Office or Preservation Board or by the building Commissioner on direction of the Cultural Resources Office or the Preservation Board.

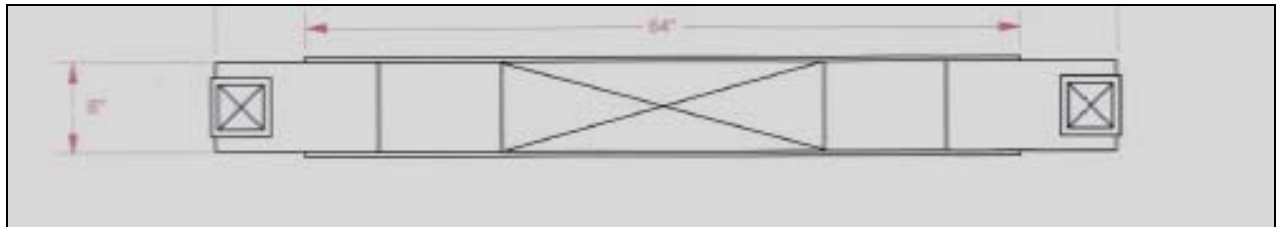
There are no Standards included in the St. Francis de Sales Landmark designation, and therefore the Preservation Board should consider this application with respect to its impact on the significant architectural and historic character of the Church.



PROPOSED SIGN DESIGN WITH READER BOARD



VERTICAL SECTION



HORIZONTAL SECTION

COMMUNITY CONSULTATION:

Currently, we have not received comments regarding this project from the Alderman nor any neighborhood group.



MOCK-UPS OF PROPOSED SIGN IN PLACE



**EXAMPLE OF CHURCH SIGN
WITH READER BOARD**

COMMENTS :

The new sign will be approximately the same height as the existing sign, but the sign face will be about twice as large. Constructed of aluminum, there will be four lines of white cut-out lettering in addition to a 22" x 64" electronic reader board.

The staff is concerned about the design of the sign as a whole and not merely the presence of the electronic reader board. The existing monument sign, while also contemporary, is simple and unobtrusive. The material of the proposed sign, which is very prominent, is not compatible with the Church's stone, brick and terra cotta. Although the sign makes an attempt to mimic a few of the church's details in very simplified fashion, the sign is completely contemporary in appearance.

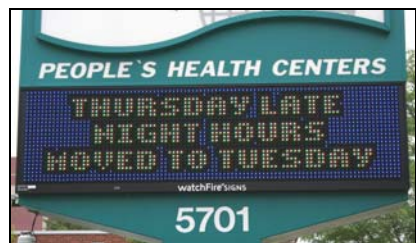
In addition, the staff contends that the innate characteristics of an electronic board — its light intensity, alternating graphics and visual clutter — will further emphasize the sign's incompatibility and visually conflict with the architectural character of the Church.

The Cultural Resources Office and the Preservation Board do not have purview over the content of the electronic reader board, only its appearance. In his May 6th letter of appeal, the applicant,

Engraphix, states that the reader board is somewhat smaller than the existing reader board, will display only two lines of text, and there will be no animation. Messages will be static and used only for church events and holidays. If the sign is approved, however, there will be no means to ensure that these conditions will be maintained. Several electronic reader boards that have been approved by the Building Division in areas outside designated historic districts, are visually intrusive. The staff contends that the proposed sign will be equally intrusive and will detract significantly from the character of this important Landmark.



**EXAMPLES OF CHANGING TEXT ON CHURCH READER BOARD
AND PEOPLE'S HEALTH CENTER — BOTH OUTSIDE HISTORIC DISTRICTS**





**COMMERCIAL READER BOARD SHOWING
ALTERNATE BACKGROUNDS AND FONTS**

CONCLUSION:

The Cultural Resources Office staff recommends that the Preservation Board uphold the Cultural Resources Office staff denial of the application.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
Cultural Resources Department

J.

DATE: June 28, 2010
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: New Application: To install solar panels on a street visible roof of a house.
ADDRESS: 2005 Victor
DISTRICT: Benton Park Local Historic District — Ward: 9



2005 VICTOR STREET

Owner/Appellant:

Greg Auman/Bob Solger

Purpose:

To review a permit to install solar panels on a street visible roof of a house.

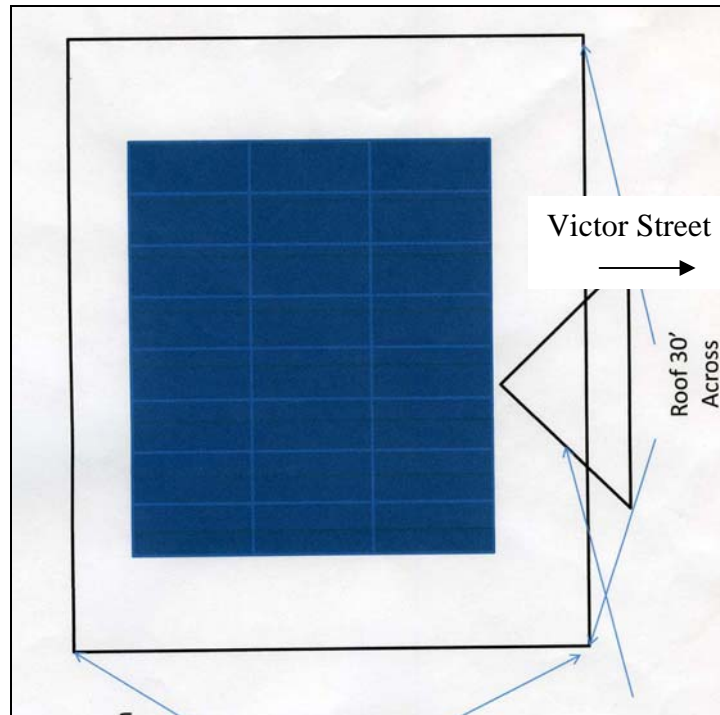
Recommendation:

That the Preservation Board deny the application since the proposed project is not in compliance with the Benton Park Historic District Standards.



PROPOSAL:

To install 24, 3'X 8' solar array on street visible roof of a house in Benton Park.



PROPOSED PLACEMENT OF ARRAY ON FRONT SLOP OF HOUSE

BACKGROUND:

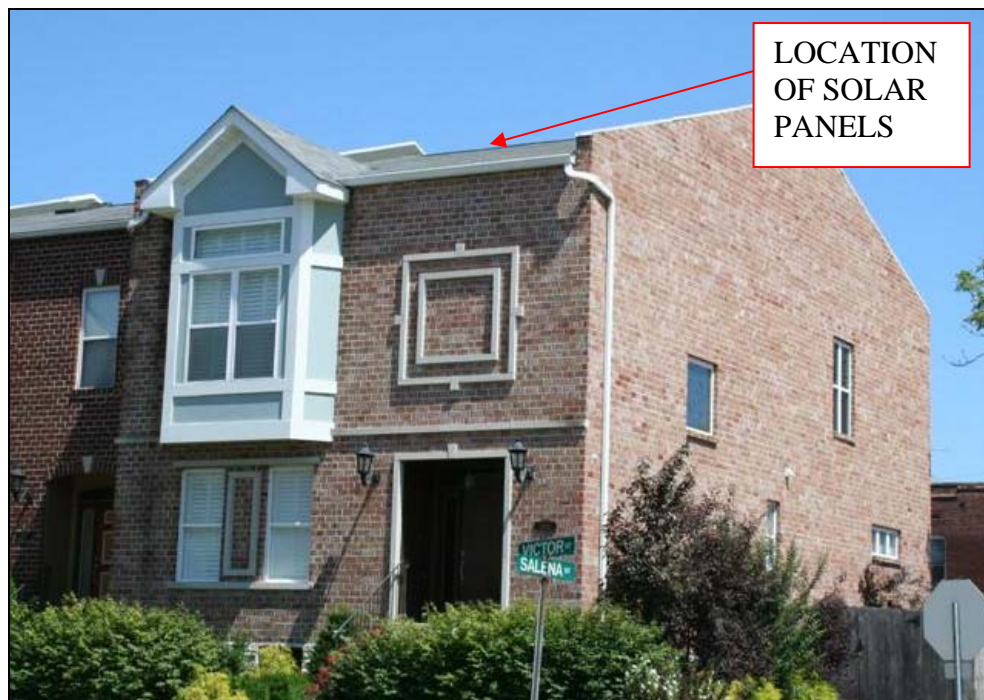
On April 23, 2010, the Cultural Resources Office received an application to install solar panels on a roof of a house in Benton Park. Because the proposed alterations did not comply with the historic district standards, the application was scheduled for the next Preservation Board meeting.



EXAMPLE OF FLUSH MOUNT SYSTEM

SITE AND SURROUNDING AREA

2005 Victor St. is a two-story residential building, constructed in 2005. It is located at the northwest intersection of Victor and Salena in the Benton Park Local Historic District. Surrounding buildings are primarily residential and contributing resources to the Benton Park Local Historic District.



SHOT OF HOUSE FROM CORNER OF VICTOR AND SALENA



SITE FROM ACROSS STREET



CONTEXT EAST ON VICTOR



CONTEXT ACROSS VICTOR

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Historic District:

ARTICLE #2 EXISTING BUILDING

201.8 Roofing Accessories

7. Solar collectors shall not be visible from the street

Does not Comply: The proposed solar panels on the house are street visible.

COMMUNITY CONSULTATION:

The Benton Park Building Review Committee has sent a letter in support of the owner's application.

COMMENTS :

The proposed installation of solar panels will be visible from Victor Street. Even though the building was constructed in 2005, the addition of the panels will detract from the overall appearance of the house and streetscape.

CONCLUSION:

Staff recommends that the Preservation Board deny the application since the proposed project is not in compliance with the Benton Park Historic District Standards.

CONTACT:

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